



Plan Commission Minutes
October 31, 2022 at 7:00 p.m.
City Hall Council Chambers

Commission Members Present: Granlund, Erickson, Helgeson, Wolfgram, Christopherson, Johnson

Commission Members Absent: Davis, Obaid, Brandvold

Staff Members Present: Allen, Baumgartner, Wittwer

1. Call to Order – Chairperson Granlund called the Plan Commission meeting to order at 7:00 p.m.
2. Roll Call – Chairperson Granlund called roll for the meeting. Commissioners Granlund, Erickson, Helgeson, Wolfgram, Christopherson, and Johnson were present.
3. Open public comment period for items not on the agenda noted as public hearings.
None

Consent Agenda

4. Approval of October 17, 2022 minutes.

Motion by Christopherson to approve the consent agenda. Seconded by Wolfgram and the motion carried unanimously.

Regular Agenda

5. Public Hearing – For Recommendation to City Council – Rezoning (Z-1714-22) – C-2 & C-2P to CBD and Site Plan (SP-2233) 602 Water Street – Ottawa House
Director Allen presented a request for rezoning for the properties along the north of the 600 block of Water Street, and to adopt the general development plan for a mixed-use building at 602 Water Street, and to approve the final site plan for the project. As part of this, Allen went over nearby zoning, how the proposed rezoning was supported by the Historic Randall Park Neighborhood Plan, and the site plan/proposed uses of the property. Allen also went over and answered the questions introduced by the board for the Randall Park Neighborhood including what property was the (parking) lot on Chippewa built to accompany and how many of those spots are already allocated to other properties? He responded to them by stating that it was built to accompany the 522 Water Street development and of the 14 available spots, the 602 development will be using 12.

Commissioner Christopherson asked if the neighborhood association was satisfied with the allocation of the parking and if they either withheld or offered their support. Allen responded that staff did not receive anything indicate whether they were for or against it, just the questions that he had mentioned in his presentation.

Commissioner Johnson asked if the applicant mentioned how they will be managing the parking within the lot, bringing up that some of the nearby properties also use it. Allen responded that he will defer to the applicant.

Joe Miller, one of the applicants with Investment Realty, went over the background of the project, mentioning how their initial intent was to remodel the building but it is in such bad shape that they couldn't save it and how they eventually sought approval from the Landmarks Commission to raze and rebuild it. Commissioner Johnson asked how he planned to manage the use of the parking lot by nearby structures and whether it would be by different permits or monitoring parking for the project. Miller responded that they will be monitoring the parking

lots. He also noted that there are two lots on Chippewa Street and that the tenants for 522 generally use what's behind 212 5th Street, the underground parking, and the lots across Water Street to the south. He concluded by stating that they will be monitoring the lot to ensure that the tenants at 602 Water Street will have ample parking that they did a parking study based off the current parking requirements to determine that they had adequate parking.

Commissioner Christopherson asked if he had any reason to expect that the parking requirements would be different from what is currently in use? Miller responded that there was no reason and that the current parking requirement was one parking spot per bedroom, which he didn't anticipate changing. Christopherson then followed up by asking if they would have the same demand that they were experiencing now, which Miller confirmed that that was correct.

Commissioner Wolfgram asked what the anticipated rents were for those bedrooms. Miller responded that they would likely be student rentals and will be rented between the \$450 to \$500 per bedroom. Wolfgram responded that that is affordable.

With no further questions for the applicant, Chairperson Granlund opened up the public hearing, with no one from the public coming forward.

Motion by Helgeson to recommend approval of the rezoning and site plan with staff conditions. Seconded by Wolfgram.

Christopherson commented that she was in support of the project and how it the historic building design was being sustained. With no further comments the motion was carried unanimously.

6. Public Hearing – For Recommendation to City Council – Rezoning (Z-1717-22) – R-1A to R-2P 5212 Jeffers Road

Director Allen presented a request for the rezoning the western .878 Acres of a property at 5212 Jeffers Road for future development as a twin-home lots. The rezoning is expected to be followed by a Certificate of Survey Map (CSM) to be approved administratively at a later date. Allen also clarified that the coloration of the zoning map was a bit off and that the orange color shown on the map should be butting up to the hatched area.

Commissioner Erickson asked if the rezoning only included the hatched are on the map; Allen confirmed that it did.

Chairperson Granlund called on the applicant; however, the applicant was not in attendance.

No one from the public came forward with any questions or comments.

Motion by Helgeson to approve site plan with staff conditions. Seconded by Johnson and the motion carried unanimously.

7. Public Hearing – For Consideration by the Plan Commission – Conditional Use Permit (CZ-2215) 933 Maple Street

Planner Baumgartner presented a request for conditional use permit for a home occupation to sell tickets, primarily online, and occasionally in person at 933 Maple Street. Baumgartner went over the applicant's narrative and noted that the proposal did meet the standards of Section 18.35.050. M.

Commissioner Christopherson asked if Baumgartner could remind the public that the conditional use permit (CUP) is just under the ownership of the applicant, and that if the applicant were to sell the home it would leave with him. Baumgartner responded that it was his understanding it would normally go with the land itself. Christopherson then asked if they could amend it to cease at the time of sale of the property. Baumgartner responded that they could add a condition to have it cease at that time. Christopherson then asked if there was concern by the neighbors that there was more traffic than they preferred. Baumgartner responded that it was his understanding the conversation was initiated by someone bringing up that there was a concern and that it was either brought to the attention of the applicant who reached out to staff or the concerned citizen reached out to staff, who then reached out to the applicant. He further clarified that staff has not heard from the public on this item since that time. Christopherson then asked if the comment was to the resident; Baumgartner said he believed so, but deferred to the applicant on that.

Granlund asked about the hours of operation. Jim Nichols, applicant, stated that they are generally starting from 10-12 and going until 6 in the evening. Nichols then stated that he's been doing this for 19 years and that it has only recently become an issue due to the local festivals wanting to make sure that everything is legal, but the majority of his business is over the internet and he typically mails the customers their tickets.

Commissioner Christopherson asked if it was more likely for people to pick up the tickets in person due to the tickets being primarily sold for local festivals. John Nichol, applicant, responded that in the past 19 years of him doing this the vast majority of customers were online with tickets being sent via mail.

Motion by Christopherson to approve the conditional use permit with the added condition that the conditional use permit (CUP) terminate with the sale of the property. Seconded by Wolfram and the motion carried unanimously.

8. Public Discussion – For Approval by the Plan Commission – Site Plan (SP-2231) – Eau Claire GI Associates 3940 Oakwood Hills Pkwy

Director Allen presented a request for the Plan Commission to consider the approval of a site plan for an approximately 7,800 square foot (sq. ft.) medical office building at 3940 Oakwood Hills Parkway, which is currently a vacant lot located between the Bremmer Bank to the north and the Home2 Suites to the south. Allen noted that it would be taking access off of the parkway directly off of Oakwood Hills Parkway, lining up with an existing break in the median and connect with Bremer Bank's driveway to access onto Oakwood Mall Drive. He also requested that a condition be added to obtain a waiver from the Oakwood Mall ownership to allow the driveway access to Oakwood Hills Parkway and permitting the proposed building height.

Commissioner Helgeson noted that this would be the only property to access off of Oakwood Hills Parkway and asked if it is necessary to have access off of Oakwood Hills Parkway. Allen responded that he wasn't aware of a specific reason as to why and mentioned that it did go through a pre-development meeting in June, and recalled that there may have been some grading issues and plans to expand the building further to the east in the future, deferring to the applicant to more specifically explain it.

Jesse Becker and Reed Blake, engineers with firm Point of Beginning, came forward to answer any questions about the project. Commissioner Helgeson asked why the project needed to take access of Oakwood Hills Parkway. Becker responded that it makes the property more accessible and allows the site to flow better than the existing access that they share with Bremer Bank.

Chairperson Granlund asked how they felt about requirements to provide pedestrian access to the mall from Oakland Hills Parkway. Becker responded that it is shown on the site plan. Granlund responded that it would be worthwhile to stripe the crossing point as a crosswalk. Becker agreed.

Commissioner Erickson asked if there was an easement for Bremmer Bank, Becker responded that there is. Erickson then asked if the driveway easement lined up with the gap in the boulevard on Oakwood Hills Parkway, Becker confirmed that it did.

Chairperson Granlund made a comment on the grade in the area, noting that the driveway has an interesting twisting problem and that he wasn't surprised that the driveway by the bank wasn't any closer than it was.

Motion by Commissioner Erickson to approve site plan with staff conditions. Seconded by Commissioner Johnson.

Commissioner Christopherson asked if the mall's approval would override their approval. Director Allen responded that he took Commissioner Erickson's motion as being inclusive of the additional condition.

With no further comments the motion was carried unanimously.

9. Future Agenda Items and Announcements
 - a. Cancellation of Meeting: December 19, 2022
 - b. Review 2023 Meeting Dates and Deadlines
 - i. Allen went over the deadlines and meeting dates for 2023, noting the meetings that would not be on either the first or the third Monday of the month.
 - c. Next meeting: November 14th
 - d. Christopherson brought up a prior Strong Towns meeting on Form Based Codes, bringing up an example of a Taco Johns in Brainerd and noted Strong Towns as a resource for the public to explore.
10. Adjournment

The meeting adjourned at 7:56 p.m.



Zina Obaid, Secretary